



Call for sites

We are about to start work on a new East Suffolk Local Plan. This will guide development over the next 20 years. We are now inviting submissions of land for possible inclusion in the new Local Plan. Sites must be submitted by **5pm on Friday 9 January 2026**.

What types of sites are we looking for?

We are inviting submissions for a wide range of sites including housing, employment and other development. Sites should be available for development or redevelopment within the plan period, which is currently expected to be around 2045. Submissions for housing sites should be at least **0.25 hectares** in size or able to accommodate at least **5 homes**. Employment sites should be able to accommodate at least **500sqm** of floor space.

Submitting a site does not guarantee it will be included in the plan or granted planning permission. If you wish to submit a planning application separately to the call for sites process, we recommend using our pre-application advice service.

Completing the form

For help submitting sites, please view the guidance notes.

Most questions are optional, however there are some which are mandatory which are marked with *. We would encourage you to answer as many questions as possible.

Separate submissions should be made for each site. Your questionnaire is saved as you progress allowing you to leave the site and return, however one response must be completed before you can move onto another site. Parts of your submission which could include the site submitters name and site details will be made public as part of the Local Plan preparation process and any related consultation.

Responses should be emailed to **planningpolicy@eastsoffolk.gov.uk** or posted to Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ.

What happens next?

We will send an acknowledgement of your submission within two weeks, at which time you will be able to request a copy of your submission for your records.

Basic information about all sites submitted will be published online in early 2026.

We will assess sites as part of our work preparing a new Local Plan. We may contact you if we need additional clarification. Further information on the next steps can be found within the guidance notes.

Adoption of the East Suffolk Local Plan is anticipated in 2029.

About You

1. Name*

2. Organisation

3. Email Address

4. Postal Address

5. What is your interest in the site?*

Multiple options can be selected if, for example, you are a developer and site owner.

- ☐ Site owner
- ☐ Site agent
- ☐ Developer
- ☐ Registered Provider
- ☐ Parish Council
- ☐ Resident
- ☐ Community group
- ☐ Other, please detail below

6. Are you submitting the site on behalf of a client?

☐ Yes

☐ No

If no, skip to question 7.

6a. Client Name

6b. Client Organisation

6c. Client Email Address

6d. Client Postal Address

6e. Do you or your client own the site?

☐ Yes

☐ No

6f. If client is not the owner, please detail their relationship to the site

7. Are there multiple owners of the site?

☐ Yes ☐ No ☐ Don't know

7a. If yes, please provide contact details for all owners of the site

Please enclose any evidence of ownership.

7b. If yes, do you have permission of all site owners to submit the site for consideration?

☐ Yes ☐ No

About the site

8. Site Name*

This can be a name, or simple description.

9. Site Address*

10. Site Boundary

Please enclose a red line Ordnance Survey plan showing the location and extent of the proposed site at a scale no less than 1:2500.

11. Site area in hectares

12. Grid Reference

13. Are there any parts of the site not intended for development?

You may have submitted the whole land parcel but only intend to develop a smaller proportion of this land. If so, please detail here.

14. Would the landowner consider a smaller part of the site for the Local Plan?

☐ Yes ☐ No ☐ Don't know

Proposed use

15. Is your proposal for a single use or mixed use?*

A mixed use site could include uses such as housing and commercial.

- ☐ Single use ☐ Mixed use

16. What is the site proposed for?*

Multiple boxes can be selected.

- ☐ Housing
☐ Commercial and Leisure
☐ Infrastructure (e.g. built infrastructure and community facilities)
☐ Green infrastructure (e.g. open space, biodiversity net gain site)
☐ Other, please detail below

If you selected Housing for question 16:

16a. Which types of housing would be proposed?*

Multiple boxes can be selected. Please note that sites that intend to deliver Market Housing would still have to deliver a percentage of affordable homes in line with the adopted Local Plan policy of the time.

- ☐ Market housing for sale
☐ Market housing for rent
☐ Affordable housing
☐ Custom and self-build housing
☐ Older persons housing
☐ Gypsy and Traveller accommodation
☐ Travelling Showpeople accommodation
☐ Residential Moorings
☐ Coastal Relocation Homes
☐ Other, please detail below

16b How many homes do you believe the site could accommodate?

If you selected Commercial and Leisure for question 16:

16c. Which types of commercial uses would be proposed?*

Multiple boxes can be selected.

- ☐ Industrial
- ☐ Retail
- ☐ Storage and distribution (including strategic logistics)
- ☐ Offices
- ☐ Sports and leisure
- ☐ Tourist accommodation
- ☐ Restaurant / Café
- ☐ Other, please detail below

16d. How many square metres of floor space do you believe the site can accommodate?

If you selected Commercial and Leisure for question 16:

16e. Which types of infrastructure would be proposed?*

Multiple boxes can be selected.

- ☐ Education
- ☐ Community Facilities
- ☐ Healthcare
- ☐ Transport (including public transport, cycling, walking and wheeling)
- ☐ Renewable Energy
- ☐ Telecommunications
- ☐ Other, please detail below

If you selected Green infrastructure for question 16:

16f. Which types of green infrastructure would be proposed?*

Multiple boxes can be selected.

- ☐ Open Space (including amenity space and play area)
- ☐ Park, sport and / or recreation ground
- ☐ Country Park (including Suitable Alternative Natural Greenspace (SANG))
- ☐ Allotments / community garden
- ☐ Wildlife areas
- ☐ Biodiversity Net Gain Site
- ☐ Drainage Basins, Swales and other Sustainable Drainage Systems (SUDS)
- ☐ Other, please detail below

17. Please provide a description of the proposal

You could also include additional details which have not been provided so far. For example, number, type and size of homes, number of bedrooms for older people's housing and tourist accommodation, floorspace / site area for other uses if possible.

Existing Site

18. What is the type of site?*

- ☐ Greenfield
- ☐ Brownfield
- ☐ Part Greenfield and brownfield
- ☐ Not known

19. What is the current use of the site?*

Multiple boxes can be selected.

- ☐ Agricultural – Farmland, horticulture, and related rural uses.
- ☐ Community/Institutional – Schools, hospitals, libraries, places of worship, etc.
- ☐ Employment (Commercial/industrial) – Offices, factories, warehouses, and business parks.
- ☐ Mixed Use – Sites with a combination of residential, commercial, or other uses.
- ☐ Recreational/Open Space – Parks, sports fields, playgrounds, and nature reserves.
- ☐ Residential – Includes houses, flats, and other dwellings (including care homes)
- ☐ Retail – Shops, supermarkets, and shopping centres.
- ☐ Vacant/Derelict Land – Previously developed land that is currently unused.
- ☐ Other, please detail below

20. Please describe the existing site

21. Please describe the adjoining land uses

22. Would you be willing to work with owners of neighbouring sites to enable delivery of a larger development scheme?

- ☐ Yes ☐ No ☐ Don't know

23. Have you already approached a neighbour to enable the delivery of a larger development scheme? Or have you been approached by a neighbour?

☐ Yes ☐ No

23a. If yes, please provide the name/organisation of the neighbour you have approached, or have been approached by, and the details of their land.

24. Has the site been used for any other purpose (before its current use) that you are aware of?

☐ Yes ☐ No ☐ Don't know

24a. If yes, please provide details of these previous uses

25. Is there known planning history on the site, through planning applications or pre-application enquiries?

☐ Yes ☐ No ☐ Don't know

25a. If yes, please provide planning history, including reference numbers where known.

26. Are there any existing buildings on the site?*

☐ Yes ☐ No ☐ Don't know

26a. If yes, would any existing buildings require, conversion, change of use, relocation and/or demolition prior to development?*

☐ Yes ☐ No ☐ Don't know

26b. If yes, please provide details about existing buildings which would require conversion, change of use, relocation and/or demolition.

27. Is there any form of existing drainage on the site (including Sustainable Drainage Systems, existing field drainage, public sewers/drains, ditches on and beside the site and ponds)?

Sustainable Drainage Systems (SuDS) are water management methods that mimic natural processes to reduce flooding, improve water quality, and support biodiversity. They include features like green roofs, swales, and permeable surfaces to manage rainwater sustainably.

☐ Yes ☐ No ☐ Don't know

27a. If yes, please provide details about existing drainage

Access

28. Does the site have existing Highway access?

If possible, please enclose a plan of the site with access to the Highways marked.

☐ Yes ☐ No ☐ Don't know

29. Does the site have existing cycling, walking, wheeling or Public Right of Way access?

☐ Yes ☐ No ☐ Don't know

30. Are you proposing new road access?

☐ Yes ☐ No ☐ Don't know

30a. If yes, please provide details about any proposed new road access

If possible, please enclose a plan of the site with the proposed access location to the Highways shown.

31. Are you proposing new cycling, walking, wheeling and/or Public Right of Way access?

☐ Yes ☐ No ☐ Maybe ☐ Don't know

31a. If yes, please provide details about cycling, walking, wheeling and/or Public Rights of Way access

If possible, please enclose a plan of the site with the proposed access for cycling, walking, wheeling and public rights of way shown.

Constraints

32. Is there known contamination on the site?*

Please enclose contamination reports, if available.

☐ Yes ☐ No ☐ Don't know

32a. If yes, please provide details of known contaminations

33. Is any part of the site at risk of flooding?

Is the site in a designated flood zone, or has the site experienced flooding in the past? To view the government flood map for planning please go this web address here <https://flood-map-for-planning.service.gov.uk/map?cz=642688.4,272179.6,11.39249>

☐ Yes ☐ No ☐ Don't know

33a. If yes, please provide details of known flood risks

34. Are there any existing ponds, or has there ever been a pond on this site?

☐ Yes ☐ No ☐ Don't know

34a. If yes, please provide details about previous or existing ponds

35. Are there trees or hedges on the proposed development site or any trees and hedges on the adjoining land that could be impacted by the development?

☐ Yes ☐ No ☐ Don't know

35a. If yes, please provide details about the trees or hedges

36. Which utilities does the site have access to?

- ☐ None
- ☐ Electricity lines
- ☐ Gas mains
- ☐ Water mains
- ☐ Broadband/fibre
- ☐ Don't know
- ☐ Other, please detail below

37. Are there any known issues in securing utilities for the site?

For example delays in connection to electricity, water etc.

☐ Yes ☐ No ☐ Don't know

37a. If yes, please provide details about known issues in securing utilities for the site.

38. Are there any legal restrictions, covenants, or easements on the site?

☐ Yes ☐ No ☐ Don't know

38a. If yes, please provide details of any legal restrictions, covenants, or easements on the site.

Please provide any additional evidence, if available.

39. Are there any other known constraints?*

This can include landscape, being within a coastal erosion zone, heritage assets, utility infrastructure on site or any other consideration which will potentially restrict or shape the development.

☐ Yes ☐ No ☐ Don't know

39a. If yes, please provide more details of the known constraints

40. Has any work been undertaken to mitigate any of the potential constraints listed above?

☐ Yes ☐ No ☐ Don't know

40a. If yes, please provide more details of the mitigation work

41. Have any development or site appraisals or studies been carried out?

For example, biodiversity studies or landscape appraisals.

☐ Yes ☐ No ☐ Don't know

41a. If yes, which appraisals or studies have been carried out?

Please provide evidence in the attachments section at the end of this form.

Availability, Delivery, Achievability

42. When could development on the site commence?

- ☐ Short term (Up to 5 years / 2026-2031)
- ☐ Medium term (6-10 years / 2032-2036)
- ☐ Long term (11-15 years / 2037-2041)
- ☐ Very long term (over 15 years - 2042 onwards)
- ☐ Don't know

43. When could this development on the site be completed?

- ☐ Short term (Up to 5 years / 2026-2031)
- ☐ Medium term (6-10 years / 2032-2036)
- ☐ Long term (11-15 years / 2037-2041)
- ☐ Very long term (over 15 years - 2042 onwards)
- ☐ Don't know

44. Has the site been submitted for allocation and/or as part of a call for sites in a Local Plan or Neighbourhood Plan before?

- ☐ Yes ☐ No ☐ Don't know

44a. If yes, please describe when and for which Local Plan or Neighbourhood Plan the site was submitted

44b. If yes, was the site allocated in the Local or Neighbourhood Plan?

- ☐ Yes ☐ No

44c. If yes, anything changed since the site was allocated? Please explain why the site has not come forward.

44d If yes, are you seeking to vary the boundaries of the previously allocated site?

☐ Yes ☐ No

45. Is there any current or has there been any previous interest in the site?

Please enclose any additional evidence, if available.

- ☐ Owned by a developer
☐ Site is under a development option with a developer
☐ Development enquiries have been received
☐ The site has been marketed for sale
☐ None
☐ Not known
☐ Other, please detail below

46. Have you engaged with the town or parish council, the local community or any neighbours on development opportunities on this site?

☐ Yes ☐ No

46a. If yes, please provide details of the engagement

47. Has a biodiversity metric calculation been carried out?

The Biodiversity Metric Calculation calculates the lands biodiversity value for the purposes of Biodiversity Net Gain. The form and guidance can be found here:

<https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>

☐ Yes ☐ No ☐ Don't know

47a. If yes, please provide details about the metric calculation.

Please submit the biodiversity calculation at the end of the questionnaire

48. Do you propose to deliver Biodiversity Net Gain on-site or off-site?

☐ On-site ☐ Off-site ☐ Don't know

49. Do you consider the site to be financially viable for the uses of which it is proposed?*

☐ Yes ☐ No ☐ Don't know

50. What assumptions have you made in terms of assessing viability?

Examples include proportion of site developed, amount of affordable housing provision, archaeological content or contamination and whether there is infrastructure on the site.

51. Has a viability Assessment been undertaken?

Please enclose the Viability Assessment, if available.

☐ Yes ☐ No ☐ Don't know

52. Are there any known or likely abnormal costs associated with developing this site? *

For example, archaeology or protected species habitats.

☐ Yes ☐ No ☐ Don't know

52a. If yes, please detail these known abnormal costs or cost assumptions associated with developing this site

Additional Questions

53. If a site visit is needed, who should we contact to arrange a site visit?

54. Are there any issues that we should be aware of prior to a site visit?

For example, the site is secured, not visible from a public highway, an existing tenant.

☐ Yes ☐ No ☐ Don't know

54a. If yes, please provide detail of known site visit issues

Supporting Information

55. If you have any other comments you want to make to support your submission please add them below.

Please enclose any photos, plans, assessments, ownership details or other information to support your submission.

Documents submitted may be made public as part of the Local Plan preparation process and any related consultation. Personal details will be redacted.

Photographs should not include identifiable information such as faces or car registrations. Plans and maps which do not include copyright details will be removed from the response. Personal data provided should be relevant, i.e. limited to name and contact information. Do not provide personal data unless it relates to yourself or you are acting on behalf of other individuals and have made the individuals aware and provided them with a copy of the privacy notice. Any irrelevant information that the Council does not need will be deleted.

Data Protection Statement

The information you have supplied is being collected in accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and will be used to inform the site selection for development sites for the East Suffolk Local Plan.

Your information will not be used for any other purpose and will not be shared with any other third parties, unless permitted by law. Your information will be retained for up to one year after either the end of the proposed East Suffolk Local Plan plan period (anticipated to be to 2045) or until after the Local Plan is superseded.

Where you have supplied any personal data relating to or on behalf of other individuals, by submitting you confirm that you have made the individuals aware and provided them with a copy of the below privacy notice.

Data will be processed and held securely and in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 (and any updates).

Further information about data protection can be found on the East Suffolk Website: [Planning-Policy-and-Delivery-and-Design-and-Heritage-Privacy-Notice.pdf](#).

You must tick this box to say that you have read and understood the data protection statement

☐ Yes